

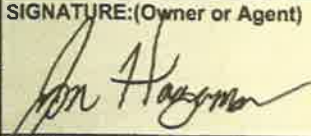
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/26/2019	DCPREZ-2019-11524
Public Hearing Date	C.U.P. Number
03/24/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME REBECCA J MESDJIAN	PHONE (with Area Code)	AGENT NAME JON HAGEMAN	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1267 S FISH HATCHERY RD		ADDRESS (Number & Street) 831 HEMLOCK DR	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS JONHAGEMAN1212@OUTLOOK.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
WEST OF 5607 NETHERWOOD RD					
TOWNSHIP OREGON	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-044-8500-9					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	5.01		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE: (Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	HJH3	
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: Jon Hageman
				DATE: 12/30/2019

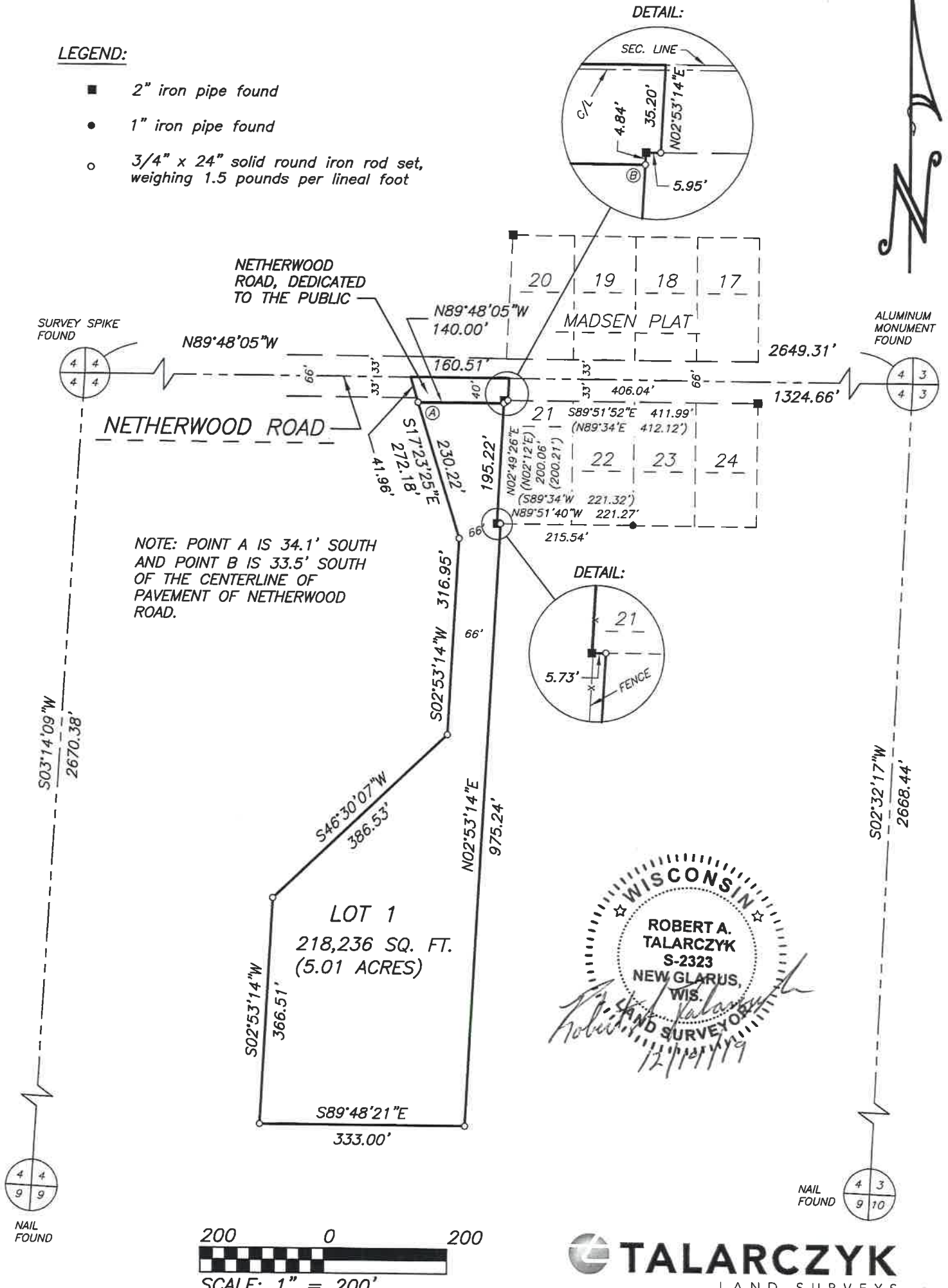
COPY

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 of the Southeast 1/4 of Section 4, Town
5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

LEGEND:

- 2" iron pipe found
- 1" iron pipe found
- 3/4" x 24" solid round iron rod set,
weighing 1.5 pounds per lineal foot



JOB NO. 19133
POINTS 19133
DRWG. 19133
DRAWN BY RT

SHEET 1 OF 3

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

TOWN OF OREGON

APPLICATION FOR LAND USE CHANGE

Submittal Fee: \$~~100.00~~^{200.00} each submittal plus \$20.00 per additional petition.*

1. NAMES — Owner

Name Rebecca Mesdjian et al
Street 1267 S. Fish Hatchery Rd.
City, State, Zip Oregon, WI 53575
Phone: Days _____ Cell _____

Applicant (if other than Owner)

Name Ton Hageman
Street 831 Hemlock Dr.
City, State, Zip Verona, WI 53593
Phone: Days _____ Cell (608) 999-1977

2. PROPERTY LOCATION

Section: 4 Property size: 5.01 Ac. Property zoning: FP-35 Parcel No(s): 050904485009
Property Address: SE cor. C.T.H.D. & Netherwood Rd.

3. REQUEST: Applicant must review town ordinance requirements for submittal. Applicant is also responsible for filing necessary paperwork with the County.

☐ Nonresidential Site Plan Review (Ordinance 10.1.9)

1. Required for any construction, expansion or conversion of structures other than single family residences, agricultural structures or agricultural accessory buildings.
2. Submit 13 sets of site plans.
3. Submit the Site Plan Review Application.
4. Site Plan Review for _____

☒ Land Division or Certified Survey Map (CSM) (Ordinance 10.10.4)

1. Required for any land division that creates 2, but not more than 4 lots.
2. Has a Density Study Report by Dane County been completed?
3. Submit 12 copies Proposed & Final Certified Survey Map (CSM).
4. Submit the Town of Oregon Land Division Application.
5. Submit a copy of the completed Dane County Land Division Application.
6. If applicable, may require approval from the Village of Oregon.
7. Reason for land division _____

☐ Plat or Subdivision (Ordinance 10.10.4)

1. Required for any land division that creates 5 or more lots or a subdivision.
2. Has a Density Study Report by Dane County been completed?
3. Submit 12 copies of Preliminary & Final Plat.
4. Submit the Town of Oregon Land Division Application.
5. Submit a copy of the completed Dane County Land Division Application
6. If applicable, may require approval from the Village of Oregon.
7. Reason for plat or subdivision _____

☒ Zoning Amendment

1. Required for any change in zoning district.
2. Zoning change from FP-35 District to RR-4 District for 5.01 acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change Residential lot & Construction

☐ Conditional Use Permit (CUP)

1. Required for any change in the use of property that requires a conditional use in the zoning district.
2. Submit a written statement of the intended use of the property.
3. Submit a copy of the completed Dane County Application for a Conditional Use Permit (CUP).
4. Conditional Use Permit for _____

☐ Variance

1. Required for any request for variance from the County Zoning Code.
2. Submit a copy of the completed Dane County Variance Application
3. The Applicant will receive a letter from the Town acknowledging that they informed the Town of their intent to apply for a Variance. *Required by Dane County.
4. Variance for _____

4. SIGNATURE

Rebecca Mesdjian 12/22/19
Owner (signature is mandatory) Date

Applicant (if other than Owner) Date

*** Pre-Application Consultation with Plan Commission is recommended before submitting any application or payment of fees. There is no charge for consultation.**

Land Division/CSM Application

1) Preliminary Parcel Division Inquiry

- Has the Applicant attended a pre-consultation with the Plan Commission?
- Is this a Plat or Certified Survey Map (CSM) Land Division?
- Has a Dane County Density Study been completed?

2) Land Division Record

- Total Acres Owned: _____
- Total # of Splits Allowed? _____
- Size of Parcels Created:

Parcel 1) 5.0 acres Parcel 2) _____ acres Parcel 3) _____ acres Parcel 4) _____ acres

*Only 4 lots can be created using Certified Survey Map. Additional lots will require a plat.

3) Submittal Requirements

Requirements for Plat or Subdivision: See Ordinance 10.10.4-2(a)(2).

- A) Preliminary Layout of Public Improvements.
- B) Preliminary Street and Drainageway Plans and Profiles.
- C) Soil Testing.
- D) Use Statement.
- E) Zoning Changes.
- F) Area-Wide Information.
- G) Erosion Control and Stormwater Management Plan.
- H) Development Report.
- I) Affidavit.

Requirements for Land Division or Certified Survey Map (CSM): See Ordinance 10.10.4.

- A) Property Boundaries
- B) Woodlands & Lanscape (existing & planned)
- C) Utility & Other Easement Locations (existing & planned)
- D) Slopes over 12% highlighted
- E) Topography: flat, rolling, steep
- F) Existing Structures
- G) Driveways (existing & planned)
- H) Wetlands, streams, rivers, ponds, drainage
- I) Livestock Confinement Areas
- J) Soil Type
- K) Use Statement